



COMMUNITY DEVELOPMENT
PLANNING DIVISION
301 W. CHESTNUT
planning@rogersar.gov
(479) 621-1186

**MEETING DATE
OCTOBER 6, 2020**

TO: PLANNING COMMISSION
DEVELOPMENT REVIEW COMMITTEE

RE: **STAFF SUMMARY REPORT
LARGE-SCALE DEVELOPMENT PLANS – MAGNOLIA FARMS DOG GROOMING**

STAFF: ELIZABETH JOHNSON, PLANNER III
KRISTIFER PAXTON, DEVELOPMENT COMPLIANCE MANAGER

REQUEST DETAILS

| | |
|---------------------------|--|
| PROJECT NAME: | Magnolia Farms Dog Grooming |
| ADDRESS/LOCATION: | 1301 S. 43 rd Street |
| PROPOSED USE: | Animal Grooming |
| CURRENT ZONING: | R-O (Residential Office), PUD |
| CGM GROWTH DESIGNATION: | Commerce Corridor |
| APPLICANT/REPRESENTATIVE: | Crafton Tull – Daniel Ellis |
| PROJECT OWNER/DEVELOPER: | HCH Consulting |
| PROPERTY OWNER: | HCH Consulting |
| NATURE OF REQUEST: | Approval of Large-Scale Development Plans |
| AUTHORITY: | Chapter 14, Article III, Rogers Code of Ordinances |

SUMMARY

This request is to allow the construction of a 8,500-SF building and paved parking lot on 3.1± acres. The proposed development plans meet all City requirements (except for requested waivers) and have been forwarded to the Planning Commission for approval per Sec. 14-230(b). See STAFF REVIEW for additional findings.

Community Development recommends approval of this request subject to the following actions:

1. Consider **VARIANCE** from Sec. 14-256(14)(b) from the requirement to provide a narrow tree lawn or tree island every 15 parking spaces.

STAFF REVIEW

ENGINEERING REVIEW

1. ACCESS MANAGEMENT:

The applicant's proposal meets access management requirements.

2. STORMWATER MANAGEMENT:

The porous landscape adjacent to Osage/Turtle Creek meets detention and water quality requirements per the approved Drainage Report for the Farms Commercial Subdivision on December 17, 2006.

3. WATER QUALITY:

The porous landscape adjacent to Osage/Turtle Creek meets detention and water quality requirements per the approved Drainage Report for the Farms Commercial Subdivision on December 17, 2006.

4. FLOODPLAIN MANAGEMENT:

The property lies in Flood Zone X and Flood Zone AE and is inside the 100-year flood plain as shown on FEMA Flood Insurance Rate Map 05007C0260K, effective June 5, 2012. The southern area of this lot lies in the floodplain. After construction, a LOMR-F will be filed on the lot shown in the floodplain.

5. MASTER STREET PLAN IMPROVEMENTS:

a) Street Pavement and Condition:

S 43rd St pavement is in good physical condition. The right-of-way is not in substandard conditions.

b) Connectivity Standards:

Connectivity standards are not applicable on this site.

c) Streetscape:

i) Right-of-Way:

1) S 43rd Street is a 50-ft wide right-of-way Minor Street.

ii) Sidewalks & Sidepaths:

The sidewalk is existing at this location and appears to meet City of Rogers' standards.

d) Trails:

No trail is proposed nor required.

e) Streetlights:

Existing street lights are located on the opposite side of S 43rd Street and not required for this project. Minor streets only have lighting on one side.

f) Street Trees:

The proposed project meets street tree requirements.

6. RECOMMENDATIONS:

a) Approve

PLANNING REVIEW

1. LAND USE:

a) Use Definition:

"Animal Grooming" is defined as "establishments that provide bathing and trimming services for animals on a commercial basis. Animal Grooming may also include the boarding of domestic animals for no more than forty-eight (48) hours," (Sec. 14-695(b)(3)(c)).

b) Zoning Compliance:

The proposed project is in compliance with R-O zoning regulations. CUP #20-19 allows the proposed use at this location.

c) CGM Compliance:

The proposed project aligns with the purpose, character, and goals of the Commerce Corridor Growth Designation.

2. DEVELOPMENT STANDARDS:

The proposed development plans conform to all development standards required by Sec. 14-706 and Article III with the exception of any requested waivers and/or variances.

a) Building Disposition:

All setback and height requirements have been met.

b) Building Design:

N/A

c) Parking & Loading:

All vehicle and bicycle parking requirements have been met.

d) Screening & Transitions:

All screening requirements have been met.

e) Landscaping:

The applicant requests a **VARIANCE** from Sec. 14-256(14)(b) from the requirement to provide a narrow tree lawn or tree island every 15 parking spaces. All other landscaping requirements have been met.

3. RECOMMENDATIONS:

a) Approve Large-Scale Development Plans subject to the following actions:

- i. Consider **VARIANCE** from Sec. 14-256(14)(b) from the requirement to provide a narrow tree lawn or tree island every 15 parking spaces. The applicant states that this variance is necessary because the location of a fire hydrant and crosswalk do not allow for it.

OTHER REVIEWS

The proposed development plans have been reviewed by the City of Rogers Risk Reduction Division and Rogers Water Utilities (see Tab 2 for RWU conditional approval letter). All projects are made available for review by franchise utilities, Benton County 911 Administration, and other affected agencies per Sec. 14-227.

DIRECTOR'S COMMENTS

1. Agree with recommendations.



JOHN C. MCCURDY, Director
Community Development

SUGGESTED MOTIONS

1. *IF APPROVING:*
Move to approve the request as presented.
2. *IF APPROVING SUBJECT TO OTHER ACTIONS:*
Move to approve the request subject to [conditions, contingencies, waivers/variances].
3. *IF DENYING:*
Move to deny the request as presented.
4. *IF TABLING:*
Move to table the request [indefinite or date certain].

TABS

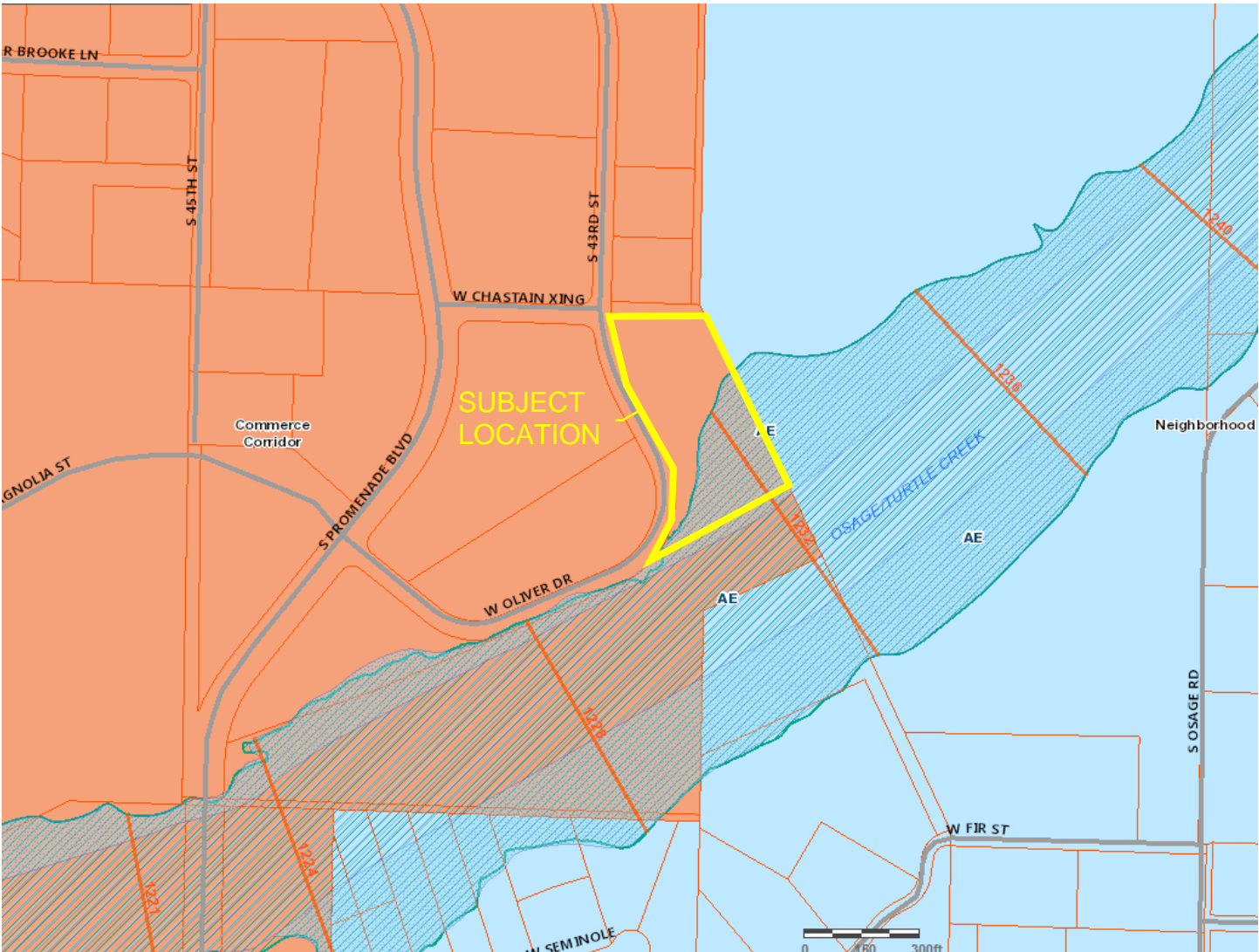
1. Vicinity maps (aerial, zoning, CGM)
2. RWU conditional approval letter
3. Waiver and/or variance request letter
4. Large-Scale Development Plans (cover, site, utility, landscape)

TAB 1

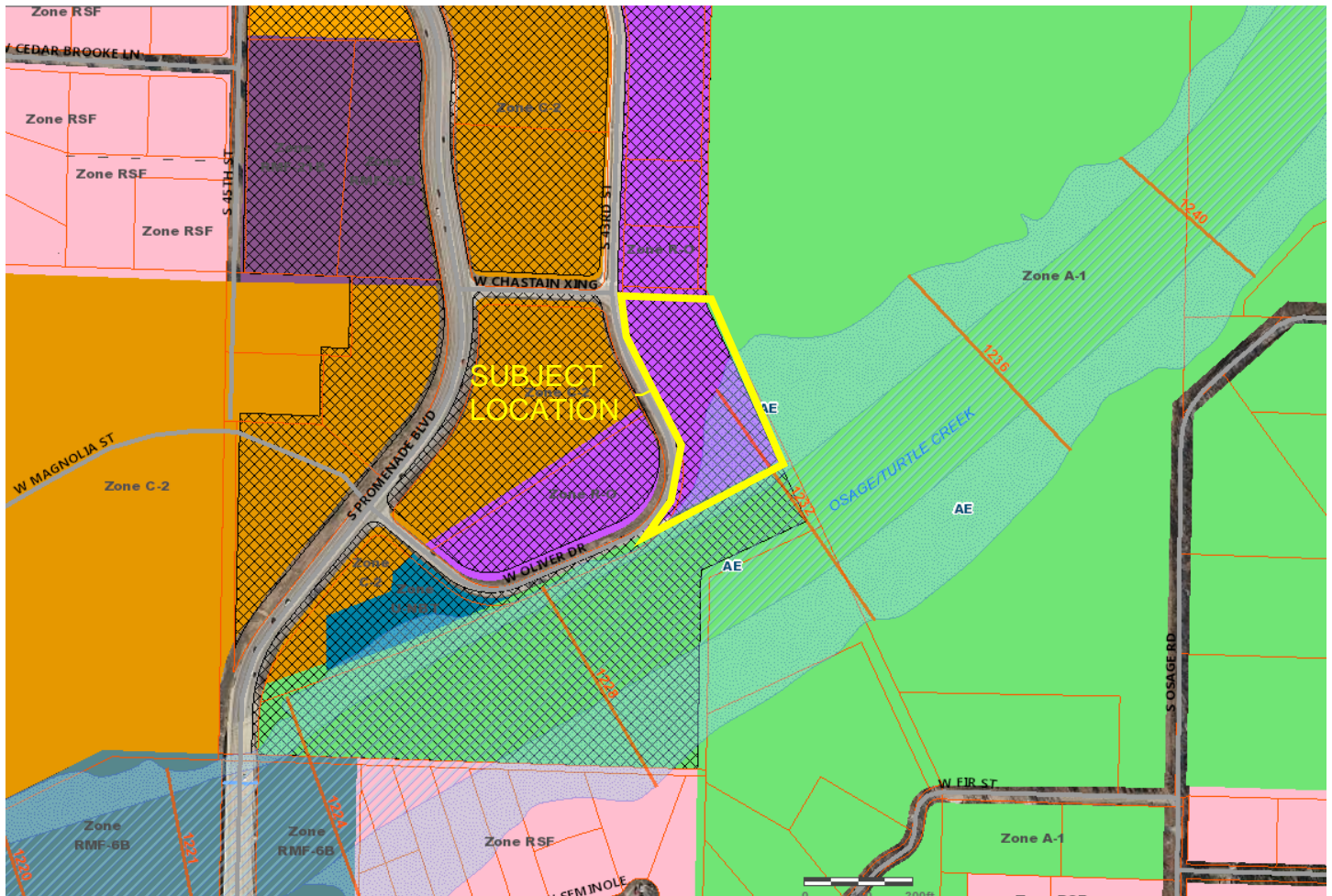
AERIAL VICINITY MAP



CGM VICINITY MAP



ZONING VICINITY MAP





July 13, 2020

City of Rogers
Department of Community Development
301 W. Chestnut Street
Rogers, AR 72756

Re: Magnolia Dog Grooming Facility
CTA #20101300

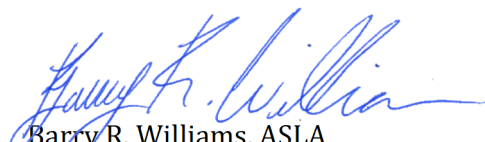
Staff,

This project will be a commercial operation to provide additional pet services in the area in conjunction with the Veterinarian Clinic to the north. Dog Grooming and Bathing will be the focus with several grooming, bathing and drying stations. The second "out building" will be an accessory kennel facility to house the animals before and after services have been rendered.

We are requesting a Waiver from the City of Rogers Development Code Sec 14-256(14)(b) requiring a narrow tree lawn or tree island every 15 spaces. Our design does not provide these required landscaped islands because the required location of a fire hydrant and a crosswalk from the trail to the entrance of the building does not allow for it. However, additional street trees have been added along the back of curb on S. 43rd St. and additional trees have been added along the perimeter of the parking area. We believe these trees provide the shade intended to be provided with a narrow tree lawn or tree island.

Please accept our application and waiver request with this submittal, and we look forward to your review and comments. Should you have any questions, please let us know.

Thank you,



Barry R. Williams, ASLA
Project Manager



July 30, 2020

Mr. Daniel Ellis, PE
Crafton Tull-Civil
901 North 47th Street, Suite 200
Rogers, AR 72756

Re: Conditional Approval of Civil Plans
Magnolia Farms Dog Grooming

Dear Mr. Ellis:

We have reviewed the plans that were received for the referenced project and are approving them with the following conditions:

1. There is a street light that is shown less than the required minimum of 5' horizontal separation from the proposed water main. Note the 5' separation on the plans.
2. Show the existing sanitary sewer main crossing on the Water Line 1 profile.
3. The following must be submitted prior to scheduling a pre-construction meeting:
 - A. The utility contractor must be licensed by the State of Arkansas in the Underground Piping, Cable, Trenching, Boring Specialty Class or as a Municipal Utility Contractor. A copy of the contractor's license must be submitted if the contractor has not worked recently within the Utility's service area.
 - B. One copy of the revised plans for review.
 - C. Written approval from the Arkansas Department of Health.
 - D. Fire suppression plans approved by the Utility if applicable.
 - E. Architectural and plumbing plans submitted for commercial customers.
 - F. A signed copy of the enclosed Special Contract for Facilities Extensions. Please note and bring to the attention of your client that access fees and impact fees are defined in the contract and must be delivered to the Utility before water service will be established.
 - G. A copy of the executed contract between the developer or general contractor and the utility contractor.
 - H. Performance and payment bonds executed by the utility contractor.

- I. Two full-sized copies and two half-sized copies of the approved plans submitted at the pre-construction meeting.

Approval of this project is void if construction is not started within one year of the date affixed hereto.

Sincerely,

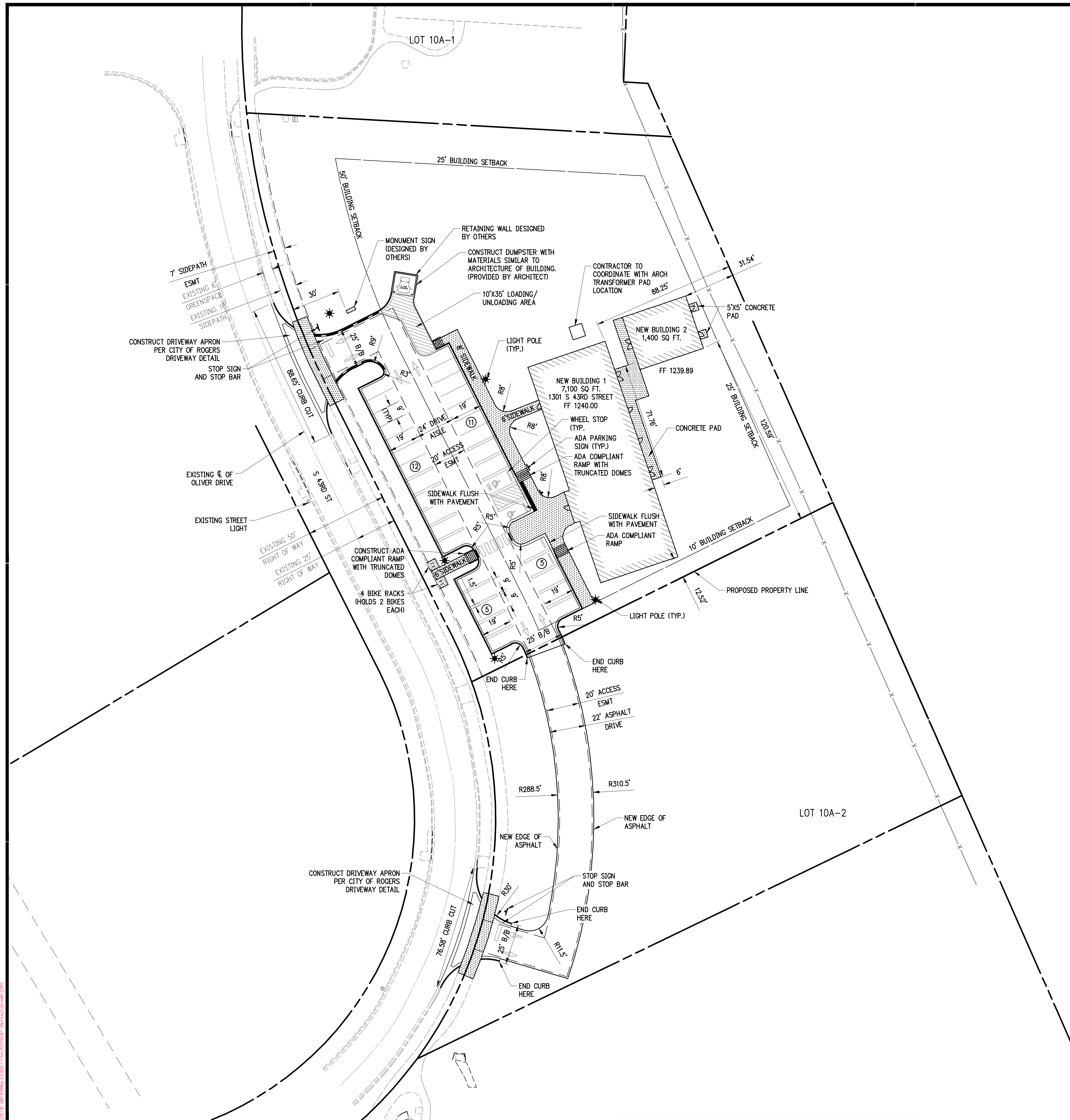
Stephen T. Ponder, PE

SP:DG

Attachment(s): Special Contract for Facilities Extension



C-101





C-105

